

Public Release – Position Paper 17. July 2020

The Industry Association of Building and Property Inspectors in WA Inc – Inspect WA is pleased to announce the release of its Position Paper on Roof Leaks and Structural Defects.

Background

There were three key issues that contributed to the release of this Position Paper:

1. Some building inspectors are reporting on roof leaks as Major Structural Defects.
2. Under the REIWA Structural Building Annexure, reporting a roof leak in isolation as a Major Structural Defect would make the seller responsible for rectifying the roof leak.
3. Some clients (buyers) are asking (putting pressure on) building inspectors to change their report defect category to Major Structural Defect to have the seller rectify the non-structural defect under the terms of the REIWA Annexure.

The Associations position is:

1. A roof leak is not a Structural Defect in isolation.
2. A roof Leak may be reported as a Major Defect/Maintenance Item.
3. The consequential damage caused by a roof leak to a Structural element may result in a Structural Defect in the future.
4. The consequential damage caused by a roof leak may have caused a Major Structural Defect E.g. Wood Decay Fungi and/or Significant Steel deterioration i.e. Rust, but the roof leak itself is not a Major Structural Defect.

The Association recommends that Building Inspector Members do not report on a roof leak as a Major Structural Defect in isolation but report roof leaks as a Major Defects and/or Maintenance Items.

If the consequential damage caused by a roof leak to a Structural element has resulted in a Structural Defect, report the damage to the Structural Element(s) as a Major Structural Defect(s) e.g. Wood Decay Fungi and/or Significant Steel deterioration i.e. corrosion of a structural steel member, but the roof leak itself is not a Major Structural Defect.

Committee
Inspect WA
July 2020